

## Ebury Bridge Community Futures Group – Meeting 25

4<sup>th</sup> June 2019, 6.30pm – 8.30pm

Regeneration Base, 15 – 19 Ebury Bridge Road, Ebury Bridge Estate

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### Members Attendance:

- Charlotte Pragnell (via skype) [CPr]
- Sheila Martin [SM]
- Fiona Quick [FQ]
- Tammy Dowdall [TD]
- Christina Pasantes [CPa]

### Apologies:

- Laura Buttigieg [LBU]
- Mohammed Eisa [ME]
- Yolande Gaston [YG]
- George Panayioudou [GP]
- Mike Smith [MS]

### WCC Officers and Consultants:

- Tom McGregor [TMc] – Chairperson
- David Thompson [DT] – Ebury Bridge Renewal Project Director
- Gelina Menville [GM] – Ebury Bridge Community Engagement Team
- Louis Blair [LBI] – First Call Housing (Independent Resident Advisor)
- Martin Crank [MC] – Communications and Engagement Manager
- Millie Morrissey [MM] – Community Engagement Coordinator (Meeting notes)

Notes: *This document provides a summary of the discussions which took place during the meeting including questions and respective responses that were raised during the session, action points and key decisions.*

### 1. Welcome

TMc welcomed all members present, with a warm welcome to our new member, CPa. CPa introduced herself to the group.

### 2. Action List Review

The 'In progress' items were discussed and recorded here:

- Item 1: MC explained that all bios for pre-existing CFG members have been approved. Bios for new members are yet to be approved but once they are, all will be put on to the wall.
- Item 2a: The order for new meter box covers have been raised and will be completed on a block by block basis. The meter boxes with existing covers will be left as they are, any without a cover will have one fitted. SM raised issue of neighbouring property, broken cover causing disturbance. **ACTION:** Fit a new cover on this address [GM]
- Item 2b: Concierge contract to deter ASB ready to trial. Price has been agreed although there will be no cost to residents for the 28-day trial. Two guards have been picked, currently working on a project for WCC in Soho so we await confirmation of a start date. [In Progress]
- Item 3: Project stakeholder meetings – MC explained that consultation meetings around design are currently being agreed. Individual stakeholder group meetings were originally scheduled to start in June but will now start in July, to get feedback and perspective from the wider

neighbours and keep them up to date with the project. The consultation around the Ebury Bridge Estate planning permission will take place from July to October via a range of different sessions.

- Item 4: Chelsea Physics Garden – SM has in the past, secured free tickets to their open day families with young children. SM to put MC/GM in contact with them, once a specific project has been identified (and agreed on our side) that we would like to invite them to get involved with. It is only at this time that it would be appropriate for a conversation to be had. Item to be put on pending list.
- Item 5: Space has been offered to the Police, waiting for them to come back to us. A meeting needs to be had to discuss what their needs are and how we could meet them. PC John has escalated this to Head of Property.
- Item 6: GM explained the interim solution for MS toilet at the gardening club. MS will be provided with the keys every time there is a session there, to Wainwright house. Teachers will bring students individually to use the facilities. Currently looking for a more permanent temporary solution.
- Item 8: Mirror installed. Lighting has been ordered, awaiting arrival and fitting. SM raised matter of possibly installing more lighting between the sheds and Dalton House. **ACTION:** Raise with WHS for improvement.

### **3. Matters Arising/Future Topics for Discussion**

TMc explained that service charges will be discussed at the appropriate time as Westminster need to collate deliver more information from the Council's side.

A question was raised about the service charges, particularly how they will be operated. DT explained that until a new scheme is designed in detail and then further research undertaken, a coherent discussion is difficult, due to their being so many variables.

LB raised the point that the topic of current services charge – recharges to leaseholders – is a present matter that needs resolving. DT explained that a report has been written requesting permission to change the way in which leaseholders are recharged for major works, once a regeneration scheme has been confirmed on the block in which they live. In summary relating the types of works that must be undertaken and relating the costs of major works to the time the resident leaseholder has to enjoy the benefit of them. A decision is expected with expected imminently.

CPa asked if the recharge cost would increase as some blocks had less people living in now. DT confirmed that any costs due will be in line with the apportionment percentage as stated in the lease, irrespective of occupation of the block.

TMc requested that items for future discussion should be recorded separately to the agenda. GM suggested they are recorded on the action list. **ACTION:** 'Future Topics for Discussion' to be removed from agenda/add to action list [GM]

### **4. Rumour Buster**

LB raised matter of overcrowded households/split households etc. MC explained why some decisions have come out the way they have. If they are deemed adequately housed and not overcrowded in accordance with WCC policy, they won't be housed with more beds than they currently have, or with a split household.

DT explained the confusion arises for the current policy, but this will be addressed through the finalisation of the updated policy, which should be adopted shortly.

GM informed the group that at the next meeting the Policy Officer has been invited to attend to provide an update on the Tenants Regen Area policy.

## 5. CFG Membership

GM informed the group that Stephen (SR) has resigned due to permanent move away from the estate. TMc suggested that we thank him as the CFG for his contribution, GM agreed to draft a thank you letter. **ACTION:** Draft a thank you letter to SR on behalf of the CFG [GM]

TMc welcomed CPa as new member of the CFG fulfilling one current member vacancies. There are two remaining vacancies, given SR standing down.

GM informed the group that a potential new member met with TMc and DT and following this a recommendation is now being made that Jo (a resident leaseholder from Rye House) join the group.

It was highlighted that the current membership proportions of the group would be out of line with the Terms of Reference (ToR) if the appointment was approved. The CFG agreed that it was better to have committed members on board, rather than (in this instance) stick to the precise requirements of the ToR. CPa expressed how important it is if people bring skills, commitment and opinions.

GM elaborated on Jo's skillset and background and asked the group to confirm that they are happy to accept the recommendation that Jo is invited to join, leaving just one vacancy to fill. **DECISION:** CFG approved new member.

TMc requested that a further push to find a secure tenant to join the group to fulfil the last space, bringing the CFG back up to full complement. DT added that the group wants committed tenants.

GM asked members to explain to their neighbours what it means to be a CFG member and share their personal experience of what it involves and what their contribution to the group could be. **ACTION:** CFG recruitment to now focus on finding a new member who is a secure tenant [ALL]

## 6. Community Charter

MC explained to the group the purpose of the Community Charter - a document that will enshrine the way the Council and its partners/contractors work to ensure that the residents remain at the heart of all future decisions about the estate and continues throughout the different phases of work.

MC added that if contractors want to work with the council, these will be the standards that will be expected of them. The charter will form part of the procurement exercise we have with potential service deliverers.

MC updated the group on feedback received from CFG members and LBI. Discussions were had with the key changes being:

- Governance section has moved to top of charter.
- New Housing Opportunities: at least 125-year leases for existing returning leaseholders. DT added this may vary for other form of leases on the new estate, for example leases on property for market rent.

- Direct landlord relationship: all leases in Phase 1 will be with WCC. For Phase 2 the landlord relationship will be confirmed later this year following further market testing and next year following procurement. In any scenario, WCC remains the freeholder.
- Neighbouring arrangements: Current neighbours will have the choice to move into a new home within close proximity of each other.
- Additional assistance services: especially for elderly and more vulnerable residents - handy person services.
- Homes will be allocated via a local lettings plan – New homes for returning secure tenants, should be allocated off-plan via the choice base letting system to allow residents choice at an early enough stage to allow for internal choices to be made.
- Homes for returning leaseholders will offer the same level of choice as for returning secure tenants.
- Homes space standards will be in line with the London Plan.
- A housing management section to be added.

The next steps for the Community Charter are to circulate the final version to CFG members for information, with text as agreed this evening.

DT/TMc then jointly review the final document before presenting it to the Cabinet Member for her endorsement. DT explained any objections from the cabinet member, would be brought back to the CFG.

## **7. Project Team Update**

DT gave an update on the programme the Project Team are working to achieve.

- I. A meanwhile use planning application is to be submitted June 2019, with the current works to Edgson House expected to be completed by the end of August 2019.
- II. Detailed design development consultation has started and continues until October 2019. A set of pre-planning exhibitions are expected to take place in July and October 2019.
- III. The appointment of a demolition contractor for the phase 1 blocks is currently being progressed with a view that they are signed up in October 2019.
- IV. Rehousing of residents of phase 1 will continue up until October 2019.
- V. The Christmas meanwhile use has been confirmed. There will be up to 28-days of seasonal activities programmed throughout December.
- VI. We expect to be in a position to submit the main planning application by January 2020, in two parts; Detailed Planning for Phase 1, Masterplan (Outline) Planning for Phase 2.
- VII. The meanwhile use facility will be open in April 2020.

## **8. Meanwhile Use & Design Consultation**

MC gave showed the group the two different booklets, Meanwhile Uses and Placemaking, which have been issued to all households on the estate and neighbouring areas. The booklets provide an update on the theme(s) being discussed and provides the opportunity for all residents and neighbours to provide their feedback.

The CFG were encouraged to help spread the word about the importance of influencing the design and using the booklets to provide feedback in addition to visiting the new Design Studio at 9 Ebury Bridge Road.

LBI asked if there was a way of providing this feedback online. MC confirmed that this is currently being worked to provide an online version of the booklet. The booklets should be used for now.

The frequency of the CFG Design Review Meetings was discussed following some concern had been raised as to the frequency/spacing between the main CFG meetings and the CFG Design Review Meetings. GM explained that to resolve the issue of frequency, the design reviews could be merged into main the main CFG meetings in two ways:

- Half CFG/Half Design
- Extend the CFG meeting time to allow for meetings to be conducted on the same night.

TMc added that this current period of intensity (2x CFG related meetings per month, plus wider engagement sessions) will only last until October. The detailed design development is an exceptionally busy period, where there is a lot of work to do and a lot of design related decisions that need to be made, to get the design right. This intensity will lessen as the project progresses.

CPr said that she found the 2-hour design review sessions for the CFG to be extremely beneficial to have that dedicated time with the architect team. CFG members agreed. **DECISION:** CFG Design Review Meetings to continue to be held in addition to the main CFG meetings.

MC informed the group that the next CFG design review meeting (11<sup>th</sup> June) has been proposed. A lot of the next set of topics for discussion rely on the Council's City Plan being published. Once we know the date that this will be published we will provide an updated schedule for the CFG Design Review and related meetings. **ACTION:** Updated CFG Design Review Meeting schedule to be circulated [MC/LH]

#### **9. Community & Stakeholder Engagement**

GM confirmed that all of the tenure specific sessions have now taken place, informing all residents of when the existing blocks will need to be vacated and for secure tenants (including those living away from Ebury) and resident leaseholders, when their new homes are expected to be ready for them to move into. A meeting has also been had for long standing business owners.

At the meeting with the long-standing businesses, it was explained that they would have a right of first refusal to the new retail units build on the estate. This has also been followed up in writing to those 7 business owners [Vital Lettings, Ideal Café, Choice Dry Cleaners, Ebury Newsagents, Green's Pharmacy, Occasions Party Shop, Mauro Hairdressers].

#### **10. Task & Finish Group Workshop Updates**

Independent Tenant Leasehold Advisor (ITLA): GM updated the group that the process is coming to the final stages and we expect to appoint the new ITLA contract shortly. Full update to be provided at the next meeting.

#### **A.O.B**

TMc requested that non-attendance of the CFG members is monitored more closely and those who fail to give their apologies are contacted to make sure they are still active members.

#### **11. Date of next CFG Meeting**

Tuesday 2<sup>nd</sup> July 2019